

Implementing Sustainable Development

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• How Conventional Large Scale Real Estate Development Happens:

1. Developer gains land control
2. Developer's land planner makes plan according to zoning
3. Plan specifies sub-areas with densities, types
4. Plan is permitted according to (mostly) engineering standards
5. Sub-areas sold to builders who build according to their plans without further oversight other than building permits.

Works for low density with separations between sub-areas (pods); doesn't work so well in more compact development

• How Sustainable, Compact (New Urbanist) Large Scale Real Estate Development Happens:

1. Developer gains land control
2. Development Team makes detailed concept plan, design guidelines, governing documents which include a community architect
3. Plan specifies result in great detail
4. Plan is approved including design guidelines and community architect in the permitting process
5. Builders' "products" are negotiated with the Community Architect through occupancy.

Works well for more compact, sustainable development Sustainable, compact (New Urbanist) Development:

• Clarksburg, Maryland: A Cautionary Tale

• King Farm, an Alternative

• Sustainable, Compact Development

Disincentives

Developer: higher infrastructure and carrying costs

Local Government:

1. Different
2. Zoning changes usually required

Incentives

Developer: greater profitability

Local Government:

1. high quality without high regulatory costs - the developer pays the added costs
2. The result is shown in detail at the beginning

and...Good Urban Design Makes Better, Sustainable Places

- King Farm Governance Documents (for when the construction is finished):

Conservancy: maintains common areas; 3 classes of membership:

- A. owners of commercial lots
- B. owners of retail lots
- C. Owners of residential lots

Assembly: architectural control of lots

- All citizens are members
- Elected Board of Trustees

Equity resolutions:

1. Design Standards for Visual Changes
2. Design Guidelines
3. Policies Re; Primary and Secondary Streets

Administrative Resolutions:

1. Procedures for collection of assessments
2. Review and Approval of Applications for Changes, Routine Changes, Non-Routine Changes, Architectural Design Trust
3. Vehicle Policies
4. Alleged Violations
5. Insurance
6. Open Meetings
7. Guidelines for Reserve Funds
8. Amending the Budget
9. Antennas in Condos
10. Antennas within lots